

090.0

0003

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

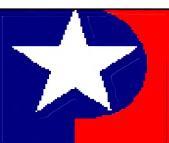
701,300 / 701,300

USE VALUE:

701,300 / 701,300

ASSESSED:

701,300 / 701,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
154		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EDDY CANDACE K
Owner 2:	RHODES GREG T
Owner 3:	

Street 1: 154 WASHINGTON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: WALKER-DAVIS ELIZABETH J -

Owner 2: WALKER ROBIN A -

Street 1: 154 WASHINGTON ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,832 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Wood Shingle Exterior and 1392 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4832		Sq. Ft.	Site		0	70.	1.17	5									395,474						395,500	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								57734
								GIS Ref
								GIS Ref
								Insp Date
								10/20/18
								USER DEFINED

!7309!

PRINT

Date 12/10/20 Time 21:57:35

LAST REV

Date 07/16/20 Time 10:57:36

mmcmakin

7309

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Parcel ID 090.0-0003-0004.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	305,800	0	4,832.	395,500	701,300	701,300
2019	101	FV	222,600	0	4,832.	401,100	623,700	623,700
2018	101	FV	222,600	0	4,832.	299,400	522,000	522,000
2017	101	FV	222,600	0	4,832.	271,200	493,800	493,800
2016	101	FV	222,600	0	4,832.	259,900	482,500	482,500
2015	101	FV	209,000	0	4,832.	220,300	429,300	429,300
2014	101	FV	209,000	0	4,832.	209,000	418,000	418,000
2013	101	FV	209,000	0	4,832.	198,900	407,900	407,900

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALKER-DAVIS EL	74966-418	1	6/25/2020		708,700	No	No		
DOELP GREGORY R	21945-418		4/15/1992		151,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/14/2003	888	Porch	9,665	C				ADDITION-EXPAND BE
2/6/2002	72	Addition	40,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2020	SQ Mailed	MM	Mary M
10/20/2018	MEAS&NOTICE	HS	Hanne S
4/4/2009	Meas/Inspect	372	PATRIOT
5/13/2002	Permit Visit	PM	Peter M
3/18/2000	Inspected	197	PATRIOT
1/31/2000	Mailer Sent		
1/31/2000	Measured	264	PATRIOT
8/5/1993		MF	
Sign:	VERIFICATION OF VISIT NOT DATA		

EXTERIOR INFORMATION

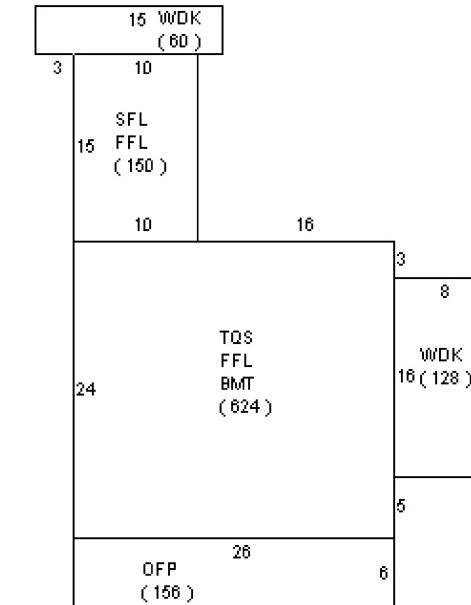
Type:	6 - Colonial	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	NATURAL	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Good
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

BK;19187 PG; 288,. LEDGE IN BMT.

SKETCH**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1924
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G4
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall:	% Sprinkled:

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic \$ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	168.733
Other Features:	75000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	375647
Depreciation:	69870
Depreciated Total:	305777
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	1.00
Special Features:	0
Final Total:	305800
Val/Su SzAd:	219.68

COMPARABLE SALES

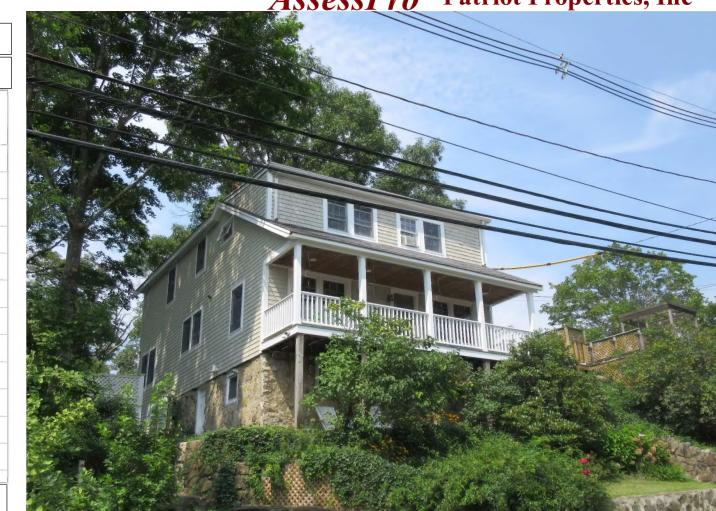
Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID

090.0-0003-0004.0

SUB AREA**SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	774	168.730	130,599						
BMT	Basement	499	50.620	25,269						
TQS	3/4 Story	468	168.730	78,967						
WDK	Deck	188	11.320	2,128						
OPF	Open Porch	156	27.070	4,224						
SFL	Second Floor	150	168.730	25,310						
	Net Sketched Area:	2,235	Total:	266,497						
Size Ad	1392	Gross Are	2516	FinArea	1392					

IMAGE**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value

More: N

Total Yard Items:

Total Special Features:

Total:

AssessPro Patriot Properties, Inc